



1 Fir Tree Grove | Bozeat | NN29 7NQ



Matthew
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Offers In The Region Of £229,995

A superb Underwood built semi detached bungalow located on the corner of a cul-de-sac. Neutrally decorated with electric radiator heating and PVCu double glazing, the bungalow offers a driveway, detached garage and a versatile accommodation layout. The property briefly comprises an entrance hall, bathroom, sitting room, kitchen and two bedrooms. Gardens to three sides with an east/west aspect and offered with no onward chain, viewing is recommended.

- Underwood built semi-detached bungalow
- PVCu double glazing
- Nicely fitted kitchen/breakfast with utility area
- Wiring to 18th edition standards
- Electric radiator heating
- No onward chain

PVCu part glazed door from the front into the

Porch

Further glazed door and panels into the

Hallway

Electric radiator, loft access, doors to all principal rooms.

Sitting Room

10'11" x 12'11" (3.35m x 3.96m)

Window to front, electric radiator, feature tiled fireplace.

Kitchen/Breakfast

12'0" x 8'9" (3.68m x 2.67m)

Fitted with a range of base and eye level units with worksurfaces above. Inset stainless steel sink with mixer tap, ceramic hob with extraction above and single electric oven below. integrated microwave, plumbing for washing machine and space for under counter fridge. tiled splash areas, electric radiator. tiled floor and window to rear. Door to the

Utility

5'3" x 6'6" (1.62m x 1.99m)

Fitted with matching cupboards to the kitchen and space for further appliances underneath. Tiled floor, window to side and door to the rear garden.

Bedroom One

11'1" x 11'3" (3.38m x 3.44m)

Window to rear, electric radiator.

Bedroom Two

8'10" x 9'0" (2.70m x 2.75m)

Window to side, electric radiator.

Bathroom

Fitted with a three piece suite in white comprising a low level WC, wash hand basin and bath with electric shower above. Tiled splash areas, airing cupboard housing hot water cylinder, electric heater, window to side and front.

Outside

The property enjoys a corner plot with wall retained frontage, mainly laid to lawn with planting, gravelled areas and concrete drive to the side. Pathway to main door, gate to the rear garden, access from the driveway to the garage.

Garage

8'2" x 17'5" (2.51m x 5.33m)

Concrete sectional with up adn over door, power connected and personal door to the side

Rear Garden

Mainly laid to lawn with paved areas and enclosed by fencing.

Material Information

Electricity Supply: Mains

Gas Supply: Not connected

Water Supply: Mains (Metered or Rateable)

Sewerage: Mains

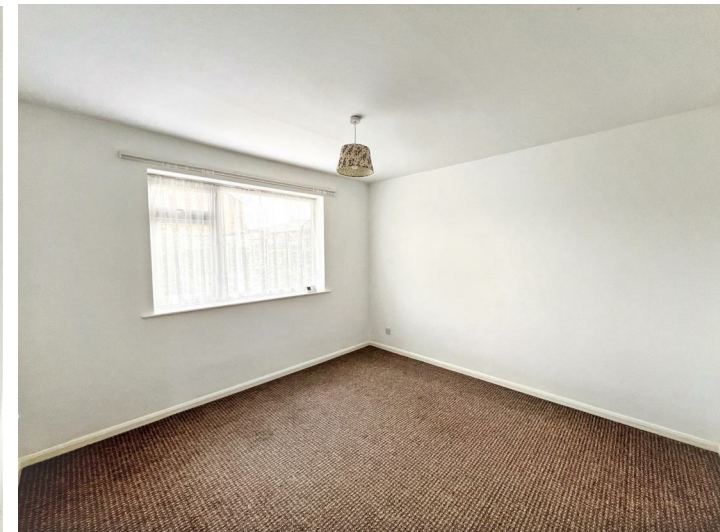
Heating: Electric radiators

Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

Mobile Signal/Coverage: We would recommend that any potential buyers conduct their own investigations using the Ofcom checker.

Should you wish to submit an offer on any property through Matthew Nicholas Estate Agents Limited, you will be required to demonstrate your ability to finance that offer with bank statements, mortgage pre-approval confirmations and/or written confirmation of your status from a solicitor or financial advisor.

Prior to acceptance of any offer on our clients behalf, you will be required to pass an ID and anti-money laundering check. This is conducted via a third party and is chargeable at £60 (inc Vat) per transaction. Please call the office to confirm how to settle it.

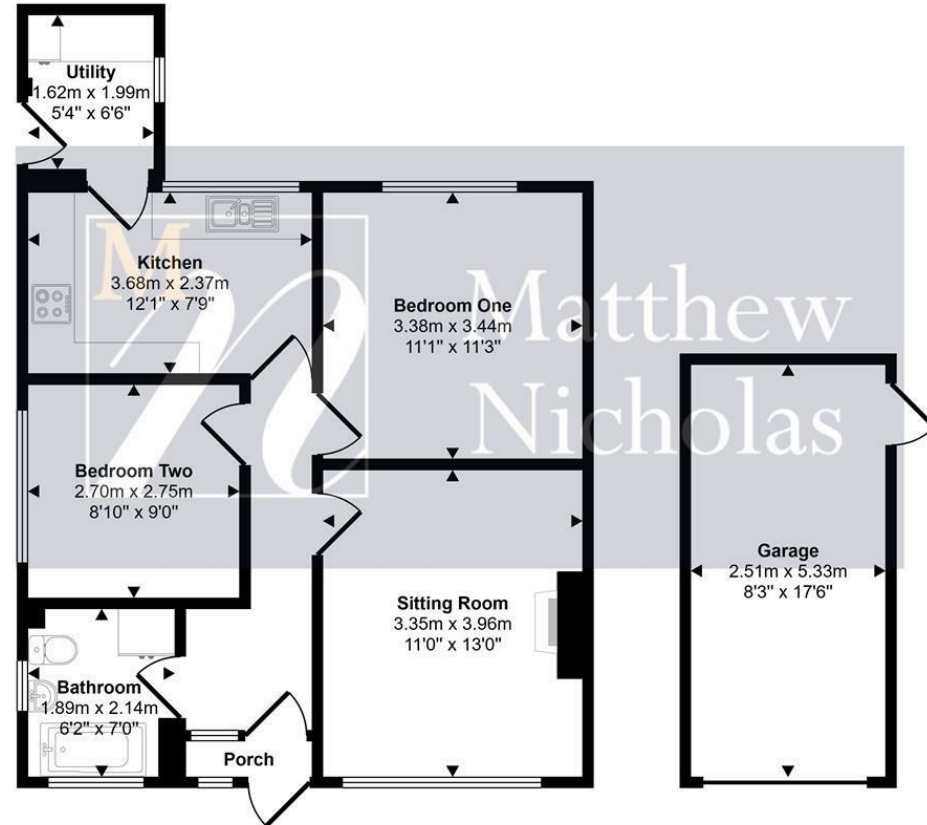




Further Information



Approx Gross Internal Area
71 sq m / 769 sq ft



Floorplan
Approx 58 sq m / 625 sq ft

Garage
Approx 13 sq m / 144 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Local Authority: North Northamptonshire Council

Tax Band: B

Floor Area: 769.00 sq ft

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	50
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure accuracy, Matthew Nicholas have provided descriptions, measurements, floorplans and photographs in good faith and accordance with the Consumer Protection from Unfair Trading Regulations 2008 (or the Business Protection from Misleading Marketing Regulations 2008 where applicable). A formal survey has not been carried out and they are intended as a guide only. As such, any information or pictures do not imply inclusion within a sale, any assurance as to their accuracy or any suggestion as to their working order. Any prospective purchaser is advised to ensure that any item of importance to them is checked with us prior to viewing and by their solicitor prior to exchange of contracts. Please contact Matthew Nicholas directly to obtain any information which may be available under the terms of The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007.

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